

FALLBROOK COMMUNITY PLANNING GROUP

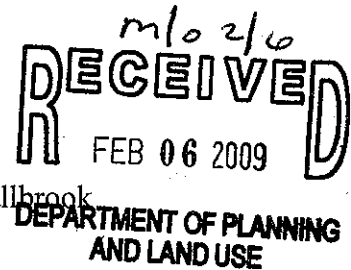
And

FALLBROOK DESIGN REVIEW BOARD

Special Meeting

Monday 16 February 2009, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

AGENDA



1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.
2. Approval of the minutes for the meeting of 15 December 2008, 5 and 19 January 2009. Voting item.
3. GPA05-003, SPA05-001, TM5424RLL2, REZ 05-005 & S05-014 Campus Park West project is proposed for the approximate 118.3 acres, 99.7 acres located in the north east corner of I-15 and SR76 and 18.6 acres located on the south side of SR76. It is a request that includes the processing of a **General Plan Amendment** (to change the Regional Category from Special Study Area (SSA) to Current Urban Development Area (CUDA), to change the maximum density from 0.81 to 3.0 dwelling units per acre; and to amend the Circulation Element to delete Pankey Road north of Pala Mesa Drive), an amendment to the **Campus Park Specific Plan** (to separate Campus Park West from the remainder of the Campus Park SPA, to add multi-family residential uses in addition to a central mixed-use core plus general commercial and limited impact industrial/business professional uses), to create new Design Guidelines to supercede the existing I-15 Corridor and Fallbrook Design Guidelines, also they propose to change the height limits to allow buildings up to 50 feet tall. A **Tentative Map** (to subdivide the property in to 51 lots), a **Rezone** (to change the zoning from S90 to S88) and a V designator.
They are requesting 355 total dwelling units; approximately 15 acres are designated for multi-family residential uses at a density of 20 dwelling units to the acre (307 dwelling units). The mixed-use areas consist of approximately 7 acres and may contain 48 dwelling units in addition to approximately 50,000 square feet of commercial space and 50,000 square feet of office space. The general commercial area totals 29 acres and will contain a maximum of 350,000 square feet of commercial space. The industrial area consists of approximately 20 acres, which will contain a maximum of 347,000 square feet of industrial space. There are 7 lots to be maintained by a future homeowner's association (HOA) totaling approximately 11 acres, which are comprised of manufactured slopes, HOA maintained landscaped areas, detention basins and drainage facilities. In addition there are 4 biological open space lots totaling approximately 27 acres. This project includes grading of 91.4 acres of the 118.3 acre site. A total of 700,000 cubic yards of balanced cut and fill will occur. The slope ratio of manufactured slopes will not exceed 2:1. The maximum proposed cut height will be 22 feet and the maximum proposed fill height will be 28 feet. Owner/Applicant Pappas Investments, 916-447-7100. Contact person Camille Passon, at Project Design Consultants, 619.235.6471. County planner Dennis Campbell 858-505-6380, Dennis.Campbell@sdcounty.ca.gov. FCPG recommended denial at the 16 June 2008 FCPG meeting.
Land Use, Circulation and Design Review. Community input. Voting item. (11/12)
4. TPM21152 Request to subdivide the 4.39 acres located at 5065 San Jacinto Circle into 2 lots for two single family dwelling units. The existing house and garage located on lot 1 will remain. Owner and applicant Larry & Monica Knight 960-6553. Contact person Lawrence Paxton 294-4871. County planner Marisa Smith 858-694-2621. **Land Use Committee.** Community input. Voting item. (12/16)
5. TM5510RPL2 (PACIFICA ESTATES) Request to subdivide the 17.3 acres located at 2270 South Mission Road into 25 lots for 21 dwelling units, 2 open space lots, and 2 Home Owner Association Common lots. Grading for the subdivision will create a 12 foot cut slope at the north and eastern side of the property and an 18 foot fill slope on the south side of the property. Owner F. Martinez and J.L. Islas 210-265-1306. Applicant and Contact person Brooks Cavanaugh 758-7710. County planner Gail Wright 858-694-3003.

This project was continued at the request of the applicant at the 21 Jan 08 meeting. **Land Use & Circulation Committees.** Community input. Voting item (12/17).

6. TPM20905RPL3 Request to subdivide the property located at 3805 La Canada Road into 4 lots plus a remainder parcel. The two single family homes and barn to remain on parcel #4 with access from La Canada. Access for lots 1, 2, 3, & the remainder parcel to be from Alta Vista. Owner and applicant Jerome Stehly 685-0660. Contact person Dave Lowen 724-7674. County planner Marisa Smith 858-694-2621. This project was denied at the 20 November 2006 FCPG meeting because of line of sight issues. **Circulation Committees.** Community input. Voting item. (1/08))
7. Request for Waiver of the Site Plan Requirements for a new free-standing sign in front of "The Merlot Building" (the old North County Times Building) 1112 N. Main Ave. Applicant and contact person Don McDougal 275-4708. **Design Review Committee.** Community input. Voting item. (1/27)
8. Request for Waiver of the Site Plan Requirements for a grading permit to increase parking for the Boys & Girls Club located at 445 E. Ivy Street. The permit also includes several retaining walls. Owner Boys & Girls Club of North County 728-5871. Contact person Dale Green 728-4406. County planner Debra Frischer 858-495-5201. **Design Review Committee.** Community input. Voting item. (1/29)
9. Presentation by Jeff Barfield, RBF Consulting, 858.614.5027, JEFFB@rbf.com on a request by Palomar College to Introduce a General Plan Amendment (GPA) to Revise the Circulation Element of the Fallbrook Community Plan for Horse Ranch Creek Road SC2602 to facilitate construction of the new campus. Also requested is the reclassification of SC 2602 from a rural collector to the new Boulevard standard, as proposed by the County in the update of roads standards currently being considered. The project is located in the northeast corner of I-15 and SR 76. **Circulation Committee.** Community input. Non-voting item.

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 731-3193), **Circulation** (Harry Christiansen 525-8490), **Parks & Recreation** (Jackie Heyneman 728-5395) **Public Facilities** (Anne Burdick 728-7828), **Design Review** (Eileen Delaney 518-8888), and **Liberty Quarry** (Tom Harrington 728-3557) committees for non-elected citizens. Interested persons please contact the Chair. This is a preliminary agenda. If any changes are made, a final agenda will be posted at the North County Fire District, 315 E. Ivy Street, Fallbrook, at least 72 hours prior to the meeting.

Jim Russell, Chair, 205 Calle Linda, Fallbrook, California 92028, (760) 728-8081 Russellfarms@tfb.com